

176.0

Map

0001

Block

0007.0

Lot

1 of 1

CARD

ARLINGTON

APPRaised: 61,100 / 61,100

USE VALUE: 61,100 / 61,100

ASSESSed: 61,100 / 61,100

0 LOT

HIBBERT ST, ARLINGTON

Unit #:

Owner 1: CARRIGAN ANDREW G

Owner 2:

Owner 3:

Street 1: 45 HIBBERT ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry:

Own Occ: N

Postal: 02476

Type:

Owner 1: SYNAN DANIEL M & ELIZABETH -

Owner 2: -

Street 1: 45 HIBBERT ST

Twn/City: ARLINGTON

St/Prov: MA

Cntry:

Postal: 02476

This Parcel contains 5,400 Sq. Ft. of land mainly classified as Undev. Land

Code

Descrip/No

Amount

Com. Int

Item

Code

Description

%

Item

Code

Description

Z

R1

SINGLE FA

100

water

o

Sewer

n

Electri

Census:

Exmpt

Flood Haz:

D

Topo

s

Street

t

Gas:

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Influ

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

Notes

132

Undev. Land

5400

Sq. Ft.

Site

0

70.

0.16

6

Unbuild

-85

61,110

61,100

Total AC/HA: 0.12397

Total SF/SM: 5400

Parcel LUC: 132

Undev. Land

Prime NB Desc: ARLINGTON

Total: 61,110

Spl Credit

Total: 61,100

132

5400.000

61,100

61,100

Total Card

0.124

61,100

61,100

Total Parcel

0.124

61,100

61,100

Source: Market Adj Cost

Total Value per SQ unit /Card: N/A

/Parcel: N/A

Tax Yr

Use

Cat

Bldg Value

Yrd Items

Land Size

Land Value

Total Value

Asses'd Value

Notes

Date

2020

132

FV

0

5,400.

61,100

61,100

61,100

Year End Roll

12/18/2019

2019

132

FV

0

5,400.

60,200

60,200

60,200

Year End Roll

1/3/2019

2018

132

FV

0

5,400.

46,300

46,300

46,300

Year End Roll

12/20/2017

2017

132

FV

0

5,400.

43,700

43,700

43,700

Year End Roll

1/3/2017

2016

132

FV

0

5,400.

40,200

40,200

40,200

Year End

1/4/2016

2015

132

FV

0

5,400.

37,500

37,500

37,500

Year End Roll

12/11/2014

2014

132

FV

0

5,400.

34,600

34,600

34,600

Year End Roll

12/16/2013

2013

132

FV

0

5,400.

34,600

34,600

34,600

12/13/2012

Grantor

Legal Ref

Type

Date

Sale Code

Sale Price

V

Tst

Verif

Notes

SYNAN DANIEL M

47609-213

6/12/2006

400,000

No

No

12052-587

8/11/1971

No

No

N

Date

Number

Descrip

Amount

C/O

Last Visit

Fed Code

F. Descrp

Comment

Date

Result

By

Name

12/22/1999

Vacant Lot

243

PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

/

/

/

176.0

0001

0007.0

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Twn/City: ARLINGTON

St/Prov: MA

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St/Prov: MA

Cntry:

Postal: 02476

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Code

Descrip/No

Amount

Com. Int

Item

Code

Description

%

Item

Code

Description

Z

R1

SINGLE FA

100

water

o

Sewer

n

Electri

Census:

Exmpt

Flood Haz:

D

Topo

s

Street

t

Gas:

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Influ

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

Notes

132

Undev. Land

5400

Sq. Ft.

Site

0

70.

0.16

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Undev. Land

Prime NB Desc: ARLINGTON

Total: 61,110

Spl Credit

Total: 61,100

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5400.000

61,100

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Total Card

0.124

61,100

61,100

Total Parcel

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61,100

61,100

Source: Market Adj Cost

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/Parcel: N/A

Tax Yr

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Bldg Value

Yrd Items

Land Size

Land Value

Total Value

Asses'd Value

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Date

2020

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FV

0

5,400.

61,100

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Year End Roll

12/18/2019

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FV

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5,400.

60,200

60,200

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Year End Roll

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FV

0

5,400.

46,300

46,300

46,300

Year End Roll

12/20/2017

2017

132

FV

0

5,400.

43,700

43,700

43,700

Year End Roll

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2016

132

FV

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5,400.

40,200

40,200

40,200

Year End

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37,500

37,500

Year End Roll

12/11/2014

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132

FV

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5,400.

34,600

34,600

34,600

Year End Roll

12/16/2013

2013

132

FV

0

5,400.

34,600

34,600

34,600

12/13/2012

Grantor

Legal Ref

Type

Date

Sale Code

Sale Price

V

Tst

Verif

Notes

SYNAN DANIEL M

47609-213

6/12/2006

400,000

No

No

12052-587

8/11/1971

No

No

N

Date

Number

Descrip

Amount

C/O

Last Visit

Fed Code

F. Descrp

Comment

Date

Result

By

Name

12/22/1999

Vacant Lot

243

PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

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Street 2:

Twn/City: ARLINGTON

St/Prov: MA

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Postal: 02476

Type:

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Twn/City: ARLINGTON

St/Prov: MA

Cntry:

Postal: 02476

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Code

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Amount

Com. Int

Item

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Description

%

Item

Code

Description

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R1

SINGLE FA

100

water

o

Sewer

n

Electri

Census:

Exmpt

Flood Haz:

D

Topo

s

Street

t

Gas:

Use Code

Description

LUC Fact

No of Units

Depth / PriceUnits

Unit Type

Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

Neigh Influ

Neigh Mod

Infl 1

%

Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

Use Value

Notes

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Undev. Land

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Sq. Ft.

Site

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Prime NB Desc: ARLINGTON

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Spl Credit

Total: 61,100

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5400.000

61,100

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Yrd Items

Land Size

Land Value

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0

5,400.

61,100

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Year End Roll

12/18/2019

2019

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60,200

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Year End Roll

1/3/2019

2018

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FV

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5,400.

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Year End Roll

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Year End

1/4/2016

2015

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FV

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Year End Roll

12/11/2014

2014

132

FV

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5,400.

34,600

34,600

34,600

Year End Roll

12/16/2013

2013

132

FV

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5,400.

34,600

34,600

34,600

12/13/2012

Grantor

Legal Ref

Type

Date

Sale Code

Sale Price

V

Tst

Verif

Notes

SYNAN DANIEL M

47609-213

6/12/2006

400,000

No

No

12052-587

8/11/1971

No

No

N

Date

Number

Descrip

Amount

C/O

Last Visit

Fed Code

F. Descrp

Comment

Date

Result

By

Name

12/22/1999

Vacant Lot

243

PATRIOT

Sign:

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St/Prov: MA

Cntry:

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Type:

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St/Prov: MA

Cntry:

Postal: 02476

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Description

%

Item

Code

Description

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R1

SINGLE FA

100

water

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Sewer

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Electri

Census:

Exmpt

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Land Type

LT Factor

Base Value

Unit Price

Adj

Neigh

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Neigh Mod

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Infl 2

%

Infl 3

%

Appraised Value

Alt Class

%

Spec Land

J Code

Fact

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34,600

Year End Roll

12/16/2013

2013

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34,600

34,600

12/13/2012

Grantor

Legal Ref

Type

Date

Sale Code

Sale Price

V

Tst

Verif

Notes

SYNAN DANIEL M

47609-213

6/12/2006

400,000

No

No

12052-587

8/11/1971

No

No

N

Date

Number

Descrip

Amount

C/O

Last Visit

Fed Code

F. Descrp

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Name

12/22/1999

Vacant Lot

243

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St/Prov: MA

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St/Prov: MA

Cntry:

Postal: 02476

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Description

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Description

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R1

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100

water

o

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n

Electri

Census:

Exmpt

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